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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No. C3 (N)/287/2020

Dated: 18.03.2021

To

The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai - 600 003.



Sir,

Sub: CMDA - APU - MSB (North) Division - Planning Permission Application for the proposed construction of High Rise Residential Group Development along with Incidental activities comprising **8 Blocks of Type - 1A** : Stilt floor + 13 floors with 156 Dwelling units in each Block (**1248 Dwelling units**); **1 Block of Type - 1B** : Stilt floor + 13 floors - Residential Building with **156 Dwelling units**; **7 Blocks of Type - 2A** : Stilt floor + 13 floors with 234 Dwelling units in each Block (**1638 Dwelling units**); **5 Blocks of Type - 2B** : Stilt floor + 13 floors - Residential Building with 234 Dwelling units in each Block (**1170 Dwelling units**); **2 Blocks of Type - 3** : Stilt floor + 13 floors - Residential Building with 195 Dwelling units in each Block (**390 Dwelling units**); **2 Blocks of Type - 4A** : Stilt floor + 13 floors - Residential Building with 247 Dwelling units in each Block (**494 Dwelling units**); **2 Blocks of Type - 4B** : Stilt floor + 13 floors - Residential Building with 247 Dwelling units in each Block (**494 Dwelling units**); **3 Blocks of Type - 5** : Stilt floor + 13 floors - Residential Building with 156 in each Block (**468 Dwelling units**); **1 Block of Type - 6** : Stilt floor + 13 floors - Residential Building with **299 Dwelling units**; **1 Block of Type - 7** : Stilt floor + 13 floors - Residential Building with **260 Dwelling units**; **1 Block of Type - 8** : Stilt floor + 13 floors - Residential Building with **260 Dwelling units** (**Totally 33 Blocks with 6877 Dwelling units**); **11 Blocks of Convenient Shop** : Ground Floor + First Floor; **Gym Block** : Ground floor; **7 Blocks of Ration Shops** : Ground floor; **6 Blocks of Milk Booths** : Ground floor; **3 Blocks of Market Blocks** : Ground floor; **17 Blocks of Anganwadi** : Ground floor; **Library Block** : Ground floor; **Middle School Block** : Ground floor + 2 Floors; **Post office & VTC Block** : Ground floor + 2 Floors; **Community Centre Block** : Ground floor + 3 Floors; **Primary Health Centre (PHC) Block** : Ground floor at Old Survey No. 29/2(Pt), 3(Pt) & 4(Pt), T.S. No. 2, Block No. 8 & Ward No. B of **Ernavoor village**, Kathivakkam High Road, Greater Chennai Corporation, Chennai - Approved - Reg.

Executive Engineer
Foreshore Estate Division
Tamil Nadu Housing Board

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- l) **Block-26:** NOC ID: CHEN/SOUTH/B/012418/276062, dated 06.02.2018 valid up to 05.02.2026.
- m) **Block-27:** NOC ID: CHEN/SOUTH/B/013118/277738, dated 14.02.2018 valid up to 13.02.2026.
- n) **Block-28:** NOC ID: CHEN/SOUTH/B/012418/276064, dated 06.02.2018 valid up to 05.02.2026.
13. EIA Clearance issued in letter no. SEIAA-TN/F.No.6553/EC/8(b)/720/2020, dated 08.10.2020
 14. G.O (Ms). No.182 H&UD (HB3(1)) Department dt. 15.12.2020 for exemption from payment of I & A charges for the proposed construction of slum tenements at Ernavoor village, Thiruvottriyur Taluk, Thiruvallur District.
 15. Road Widening portion to an extent of 212.09 sq.m. gifted vide registered Gift Deed Doc. No.7707/2020, dated 17.12.2020 and taken over by TDR Division in TDR/13757/2020 dated 30.12.2020.
 16. Street Alignment portion to an extent of 3262.31 sq.m. gifted vide registered Gift Deed Doc. No.7709/2020, dated 17.12.2020 and taken over by TDR Division in TDR/13757/2020 dated 30.12.2020.
 17. OSR area to an extent of 10730.00 sq.m. gifted vide registered Gift Deed Doc. No.7708/2020, dated 17.12.2020 and taken over by TDR Division in TDR/OSR/13756/2020 dated 30.12.2020.
 18. This office letter even no. dated 22.01.2021 addressed to the applicant.
 19. Applicant letter dated 04.02.2021 received on 08.02.2021 enclosing receipt for remittance of DC charges and revised plan.
 20. Applicant letter dated 01.03.2021 along with structural design drawing vetted by Anna University and undertakings.
 21. Applicant letter dated 10.03.2021 along with undertaking for obtaining amendment to EIA Clearance.

The Planning Permission Application received in the reference 1st cited for the proposed construction of High Rise Residential Group Development along with Incidental activities comprising **8 Blocks of Type – 1A** : Stilt floor + 13 floors with 156 Dwelling units in each Block (**1248 Dwelling units**); **1 Block of Type – 1B** : Stilt floor + 13 floors – Residential Building with **156 Dwelling units**; **7 Blocks of Type – 2A** : Stilt floor + 13 floors with 234 Dwelling units in each Block (**1638 Dwelling units**); **5 Blocks of Type – 2B** : Stilt floor + 13 floors – Residential Building with 234 Dwelling units in each Block (**1170 Dwelling units**); **2 Blocks of Type – 3** : Stilt floor + 13 floors – Residential Building with 195 Dwelling units in each Block (**390 Dwelling units**); **2 Blocks of Type – 4A** : Stilt floor + 13 floors – Residential Building with 247 Dwelling units in each Block (**494 Dwelling units**); **2 Blocks of Type – 4B** : Stilt floor + 13 floors – Residential Building with 247 Dwelling units in each Block (**494 Dwelling units**); **3 Blocks of Type – 5** : Stilt floor + 13 floors – Residential Building with 156 in each Block (**468 Dwelling units**); **1 Block of Type – 6** : Stilt floor + 13 floors –

- 24
- Ref :
1. Planning Permission Application received in SCB No. CMDA/PP/HRB/N/0287/2020 dt.01.06.2020.
 2. IAF NOC No. TAM/5218/1/ATC dt.06.02.2018.
 3. Agenda and Minutes of 256th MSB Panel meeting held on 24.06.2020.
 4. This office letter even No. dt.02.07.2020 addressed to the Government.
 5. Government Letter (Ms) No. 94, H&UD (UD 1) Department dt.17.07.2020.
 6. This office letter even No. dt.06.08.2020 addressed to the Applicant.
 7. Applicant letter No. FSE/Plg/3591/2020 dt.24.08.2020 received on 27.08.2020 enclosing revised plans and other particulars and another letter dated 09.09.2020 along with some particulars.
 8. NOC from DF&RS issued in Letter R. Dis. No.7508/C1/2020, PP.NOC. No. 96/2020 dt.25.09.2020.
 9. This office DC advice letter even no. dated 22.10.2020 addressed to the applicant.
 10. NOC from Police (Traffic) issued in letter Rc. No. Tr./Licence/621/11304/2020, dated 27.10.2020.
 11. Applicant letter dated 19.11.2020 received on 20.11.2020, 23.11.2020 & 11.12.2020 along with some additional particulars.
 12. **NOC from AAI** issued for (Site Elevation: 10m AMSL + Permitted top Elevation is 58.40m AMSL; Total Height of the proposed building is 48.40m) in Letters:
 - a) **Block-1:** NOC ID: CHEN/SOUTH/B/012318/275893, dated 31.01.2018 valid up to 30.01.2026.
 - b) **Block-2:** NOC ID: CHEN/SOUTH/B/012318/275894, dated 31.01.2018 valid up to 30.01.2026.
 - c) **Block-3:** NOC ID: CHEN/SOUTH/B/012318/275895, dated 31.01.2018 valid up to 30.01.2026.
 - d) **Block-4:** NOC ID: CHEN/SOUTH/B/012418/276026, dated 31.01.2018 valid up to 30.01.2026.
 - e) **Block-5:** NOC ID: CHEN/SOUTH/B/012418/276028, dated 31.01.2018 valid up to 30.01.2026.
 - f) **Block-18:** NOC ID: CHEN/SOUTH/B/012418/276053, dated 06.02.2018 valid up to 05.02.2026.
 - g) **Block-20:** NOC ID: CHEN/SOUTH/B/012418/276055, dated 06.02.2018 valid up to 05.02.2026.
 - h) **Block-22:** NOC ID: CHEN/SOUTH/B/012418/276058, dated 06.02.2018 valid up to 05.02.2026.
 - i) **Block-23:** NOC ID: CHEN/SOUTH/B/013118/277483, dated 19.02.2018 valid up to 18.02.2026.
 - j) **Block-24:** NOC ID: CHEN/SOUTH/B/012418/276060, dated 06.02.2018 valid up to 05.02.2026.
 - k) **Block-25:** NOC ID: CHEN/SOUTH/B/012418/276061, dated 06.02.2018 valid up to 05.02.2026.

Residential Building with **299 Dwelling units; 1 Block of Type – 7** : Stilt floor + 13 floors –
 Residential Building with **260 Dwelling units; 1 Block of Type – 8** : Stilt floor + 13 floors –
 Residential Building with **260 Dwelling units (Totally 33 Blocks with 6877 Dwelling units); 11 Blocks of Convenient Shop** : Ground Floor + First Floor; **Gym Block** : Ground floor; **7 Blocks of Ration Shops** : Ground floor; **6 Blocks of Milk Booths** : Ground floor; **3 Blocks of Market Blocks** : Ground floor; **17 Blocks of Anganwadi** : Ground floor; **Library Block** : Ground floor; **Middle School Block** : Ground floor + 2 Floors; **Post office & VTC Block** : Ground floor + 2 Floors; **Community Centre Block** : Ground floor + 3 Floors; **Primary Health Centre (PHC) Block** : Ground floor at Old Survey No. **29/2(Pt), 3(Pt) & 4(Pt)**, T.S. No. **2**, Block No. **8** & Ward No. **B** of **Ernavoor village**, Kathivakkam High Road, Greater Chennai Corporation, Chennai applied by the Executive Engineer, TNHB, Anna Nagar Division has been examined and Planning Permission is issued based on the orders of the Government in the reference 5th cited subject to usual conditions put-forth by CMDA including conditions imposed in the NOCs issued by the Government Departments in the references 2nd, 8th, 9th, 10th, 12th & 13th cited above.

2. The Planning Permission is issued subject to the condition that the Amendment to EIA Clearance mentioning correct No. of blocks to be obtained before commencement of construction as No. of Dwelling units & built up area tallies to the proposed development in the EIA Clearance issued in the reference 13th cited. To this effect an undertaking has also furnished by TNHB in the reference 21st cited.

3. The applicant/TNSCB has furnished undertaking in Rs.20/- stamp paper for the removal of Labour Sheds in the OSR area, Street Alignment & Road widening area before completion of the project and that would be handed over to the local body.

4. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

5. The applicant has remitted the following charges in the reference 19th cited in Receipt No.**B0018494 dated 05.02.2021**. The detail of DC & Other charges remitted by the applicant is as follows:

i)	Development charges	Rs. 46,75,000/- (Rupees Forty six Lakh and Seventy Five Thousand only)
ii)	Balance Scrutiny Fee	Rs.2,25,000/- (Rupees Two Lakh and Twenty Five Thousand only)
iii)	Flag day Contribution (by Cash)	Rs.500/- (Rupees Five Hundred only)


 Executive Engineer
 Foreshore Estate Division
 Tamil Nadu Housing Board
 Chennai - 600 035

* The Government in G.O (Ms). No.182 H&UD (HB3(1)) Department dt. 15.12.2020 issued orders for exemption from payment of I & A charges for the proposed construction of slum tenements at Ernavoor village, Thiruvottriyur Taluk, Thiruvallur District.

6. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), AAI, IAF & EIA Clearance and conditions put forth by CMDA in the references 2nd, 8th, 10th, 12th & 13th cited. In this regard, the applicant has furnished an undertaking in the reference 20th cited to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF and EIA.

7. The applicant has gifted the lands and handed over to CMDA for the following purposes:

- i) Road Widening portion to an extent of 212.09 sq.m. gifted vide registered Gift Deed Doc. No.7707/2020, dated 17.12.2020 and taken over by TDR Division in TDR/13757/2020 dated 30.12.2020.
- ii) Street Alignment portion to an extent of 3262.31 sq.m. gifted vide registered Gift Deed Doc. No.7709/2020, dated 17.12.2020 and taken over by TDR Division in TDR/13757/2020 dated 30.12.2020.
- iii) OSR area to an extent of 10730.00 sq.m. gifted vide registered Gift Deed Doc. No.7708/2020, dated 17.12.2020 and taken over by TDR Division in TDR/OSR/13756/2020 dated 30.12.2020.

8. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of TNCD&BR - 2019 and enforcement action will be taken against such development.

9. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

10. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing planning permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily consider only the aspect on whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

11. The applicant shall be responsible to ensure that the Building/ Structure in the adjoining site are not weakened/ damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

12. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

13. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

14. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure, if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall at least be 50 Kilogram per Sq.m. All new

Executive Engineer
Foreshore Estate Division
Tamil Nadu Housing Board
Chennai - 600 035

buildings shall have solar assisted water heating system installed before they are utilized for business or other activity.

The capacity of solar assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

15. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate.

16. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, the promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.

17. Two sets of plan for the proposed development is approved and numbered as Planning Permission No. C/PP/MSB/ 11 (S-1 to S-55)/2020, dated: 18.03.2021 in Permit No. 13261 are sent herewith. The Planning Permission is valid for the period from 18.03.2021 to 17.03.2026.

18. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

19. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

20. This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

[Signature]
for MEMBER-SECRETARY
[Signature] 19/03/2021

Encl :

1. Two copies approved plan
2. Two copies of Planning Permission

Copy to:

1. i) **The Executive Engineer,**
Tamil Nadu Housing Board,
Anna Nagar Division, TNHB Complex
Building, Thirumangalam,
Chennai – 600 040.

- ii) **The Executive Engineer,**
Tamil Nadu Housing Board,
Foreshore Estate Division, No.483,
Anna Salai, Nandanam,
Chennai – 600 035.

[Signature]
Executive Engineer
Foreshore Estate Division
Tamil Nadu Housing Board
Chennai - 600 035

2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8
(with one set of approved plans)
3. The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (with one set of approved plans)
5. The Chief Engineer, CMWSSB,
No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic),
Egmore, Chennai-8.
7. The Chief Engineer,
TNEB, Chennai-2.
8. **Thiru.Eniyavan S.R.**
Architect (Architect RA/GR-I/19/10/365)
No.13, Flat – A, Innovative Apartment,
Thai Moogambigai Street, Valasaravakkam, Chennai – 600 087.
Mobile No. +91 9884484148; e-mail ID : eniyavansr@gmail.com
9. **Thiru.P.K.Chandru., M.E.(Structures)**
Structural Engineer, (SE/GR-I/19/04/092)
No.15/17, Nallanna Street, Royapettah, Chennai – 600 014.



Executive Engineer
Foreshore Estate Division
Tamil Nadu Housing Board
Chennai - 600 035



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரணைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDCN01/00189/2021		C3(N)/287/2020 - 18/03/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N01	N003	31/07/2021	21/04/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-TAMIL NADU HOUSING BOARD, ANNA NAGAR DIVISION, TNHB COMPLEX BUILDING, THIRUMANGALAM, CHENNAI- 600040.	
மனுபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:8 WARD No:B,Plot No:-, Survey No:T.S.No.2, KATHIVAKKAM HIGH ROAD, ERNAVOOR HIGH ROAD, ERNAVOOR, ERNAVUR, Chennai, 600019	
Building License Fees		34594100	
Regularisation Charges (penalty under section 244A)		578900	
Scrutiny Fees		600	
Workers Welfare Board		41215500	
மொத்தக் கட்டணம்/ Total (In Rs.)		76389100	

Amount (in words): Rupees Seven Crore Sixty Three Lakhs Eighty Nine Thousands One Hundred Only

Payment Details:

DD Number: 187006

Amount 76389100
(In Rs.):

Date: 08/07/2021

Bank: UNION BANK OF INDIA

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 30/07/2026

Permit Valid upto 30/07/2026



Digitally Signed by A S Murugan
Date: 31-Jul-2021 (15:41:31)

Executive Engineer (T.P.)

R. [Signature]
Executive Engineer
Foreshore Estate Division
Tamil Nadu Housing Board
Chennai - 600 035



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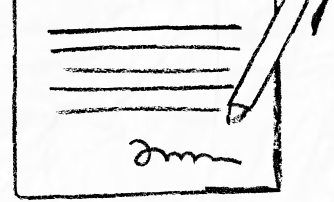
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We're honored to be part of your
real estate journey

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